

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 CRESTA COURT BERWICK VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,500

Property type

House

Suburb

Berwick

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 CRESTA COURT BERWICK VIC 3806	\$925,000	16-Aug-24
9 BELLE CIRCUIT BERWICK VIC 3806	\$940,000	07-Jul-24
3 BELLE CIRCUIT BERWICK VIC 3806	\$970,000	17-Jun-24

OR

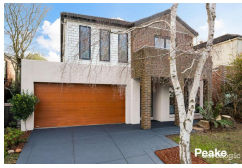
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 October 2024

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**6 CRESTA COURT BERWICK VIC
3806**

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Sold Price

RS

\$925,000Sold Date **16-Aug-24**Distance **0.06km****9 BELLE CIRCUIT BERWICK VIC
3806**

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Sold Price

\$940,000Sold Date **07-Jul-24**Distance **1.32km****3 BELLE CIRCUIT BERWICK VIC
3806**

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Sold Price

\$970,000Sold Date **17-Jun-24**Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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